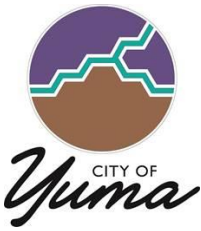


## **Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma**

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Design and Historic Review Commission of the City of Yuma and to the general public on that the Design and Historic Review Commission will hold a meeting open to the public on May 10, 2023 at 4:00 p.m. in the City Hall Council Chambers, One City Plaza, Yuma, AZ. The Agenda for the meeting is as follows:



### **Design and Historic Review Commission Agenda**

*City Hall Council Chambers  
One City Plaza*

**Wednesday, May 10, 2023 4:00 p.m.**

Public comment regarding any **agenda** item can be provided in written format to the Design and Historic Review Commission at email address [planning@yumaaz.gov](mailto:planning@yumaaz.gov) no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

#### **CALL TO ORDER**

#### **APPROVAL OF MINUTES**

April 26, 2023

#### **ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION**

##### **HISTORIC DISTRICT:**

###### **PRELIMINARY REVIEWS**

None

###### **CASES REQUIRING ACTION**

1. **DHRC-41305-2023:** This is a request by Innov-R, LLC, on behalf of Yuma Safe Storage, LLC, for aesthetic review of the exterior appearance of a new self-storage facility, located at the northeast corner of 17<sup>th</sup> Street and Maple Avenue, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

##### **AESTHETIC OVERLAY**

###### **PRELIMINARY REVIEWS**

None

###### **CASES REQUIRING ACTION**

None

###### **COMMISSION DISCUSSION**

None

##### **INFORMATION ITEMS**

1. Staff

Administrative Approvals:

Historic District

None

Aesthetic Overlay

1. **DHRC-40893-2022:** This is a request by Signmasters, LLC, on behalf of WMG-CCI Norwalk, LLC, to install new sign cabinets to an existing monument sign, for the property located at 2383 W. 24<sup>th</sup> Street, in the Limited Commercial/Aesthetic Overlay (B-1/AO) Zoning District.

2. National Heritage Area

3. Commission

4. **Public** - Any member of the public may request to address the Historic District Review Commission on matters that are not listed on the Commission agenda. The Historic District Review Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Historic District Review Commission meetings are recorded.

## **ADJOURN**

A copy of the agenda for this meeting may be obtained at the office of the City Clerk at City Hall, One City Plaza, Yuma, Arizona, 85364, during business hours, Monday through Friday, 8:00 A.M. to 5:00 P.M. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, PO Box 13012, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.

*Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Design and Historic Review Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.*

**Design and Historic Review Commission Meeting Minutes**  
**April 26, 2023**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, April 26, 2023 at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

**DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS** present included Chairman Tom Rushin, Vice Chairman Amanda Coltman and Commissioners James Sheldahl, and Juan Leal-Rubio. Commissioners Chris Hamel, William Moody and Sandra Anthony were absent

**STAFF MEMBERS** present included Jennifer Albers, Assistant Director of Planning; Robert Blevins, Principal Planner; Amelia Domby, Senior Planner; Erika Peterson, Associate Planner; Zenia Fiveash, Assistant Planner; Guillermo Moreno-nunez, Assistant Planner; Alejandro Marquez, Administrative Specialist.

**Chairman Tom Rushin** called the meeting to order at 4:01 p.m., and noted there was a quorum present.

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**APPROVAL OF MINUTES**

April 12, 2023

**Motion by Commissioner James Sheldahl, second by Commissioner Juan Leal-Rubio to APPROVE the minutes of April 12, 2023. Motion carried unanimously, (4-0) with three absent.**

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**ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION**

**DHRC-41271-2023:** *This is a request by Del Outdoor/Sign Pro, on behalf of Main Street Two LLC, for historic review of a new wall-mounted sign in the Main Street Historic District. The property is located at 304 S. Main Street, Yuma, AZ.*

**Robert Blevins, Principal Planner** summarized the staff report and recommended **APPROVAL**.

**QUESTIONS FOR STAFF**

None

**APPLICANT / APPLICANT'S REPRESENTATIVE**

**Brandy Wright, 1702 S. Arizona Avenue, Yuma AZ**, stated that the client would like a nice backlit sign that represents the business. **Commissioner Juan Leal-Rubio** asked for clarification on the location of the proposed sign. **Wright** answered that the sign would be placed on the area of the wall located above the awning. That area of the wall is currently painted black and the client will be painting that wall white where the black sign cabinet will be placed.

**Vice-Chairman Amanda Coltman** stated it is great that signage will be added to that side of Main Street and hopefully will inspire others to follow suit.

**PUBLIC COMMENT**

None

**Motion by Vice-Chairman Amanda Coltman, second by Commissioner Juan Leal-Rubio, to APPROVE Case Number DHRC-41271-2023 as presented. Motion carried unanimously, (4-0) with three absent.**

---

## COMMISSION DISCUSSION

None

---

## INFORMATION ITEMS

### Staff

None

### Administrative Approvals

Historic

**DHRC-40849-2022:** *This is a request by Jan Marie Ennenga, on behalf of the Yuma Association of Realtors, to repaint the exterior of the existing office building located at 290 S. 1<sup>st</sup> Avenue, in the Old Town Zoning District*

**DHRC-40850-2022:** *This is a request by Signmasters, on behalf of the State of Arizona, for a new "Italian Restaurant" sign added to the existing freestanding monument sign at the entrance to the Colorado River State Historic Park, for the property located at 201 N. 4<sup>th</sup> Avenue, in the Yuma Crossing National Heritage Area.*

Aesthetic Overlay

**DHRC-40218-2022:** *This is a request by Frank Gawdun, on behalf of Chick-Fil-A, for two new shade structures at the restaurant located at 1935 E. 16<sup>th</sup> Street in the General Commercial/Aesthetic Overlay (B-2/AO) District.*

**Chairman Tom Rushin acknowledged the Administrative Approvals.**

**Chairman Rushin** then noted that staff is authorized to hear and decide on these types of minor requests, which help to speed the process.

### National Heritage Area

**Chairman Tom Rushin** noted that he spoke with **Cathy Douglas, Executive Director of the National Heritage Area**, who stated that she would be ready to give a presentation to the Commission within the next few weeks.

### Commission

None

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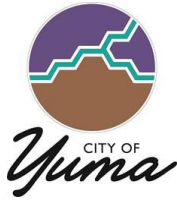
## ADJOURNMENT

The meeting was adjourned at 4:12 p.m.

Minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Chairman





**STAFF REPORT**  
**TO THE DESIGN AND HISTORIC REVIEW COMMISSION**  
**CASE #: DHRC-41305-2023**  
**DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES**  
**COMMUNITY PLANNING**  
**CASE PLANNER: AMELIA DOMBY**

**Hearing Date:** May 10, 2023

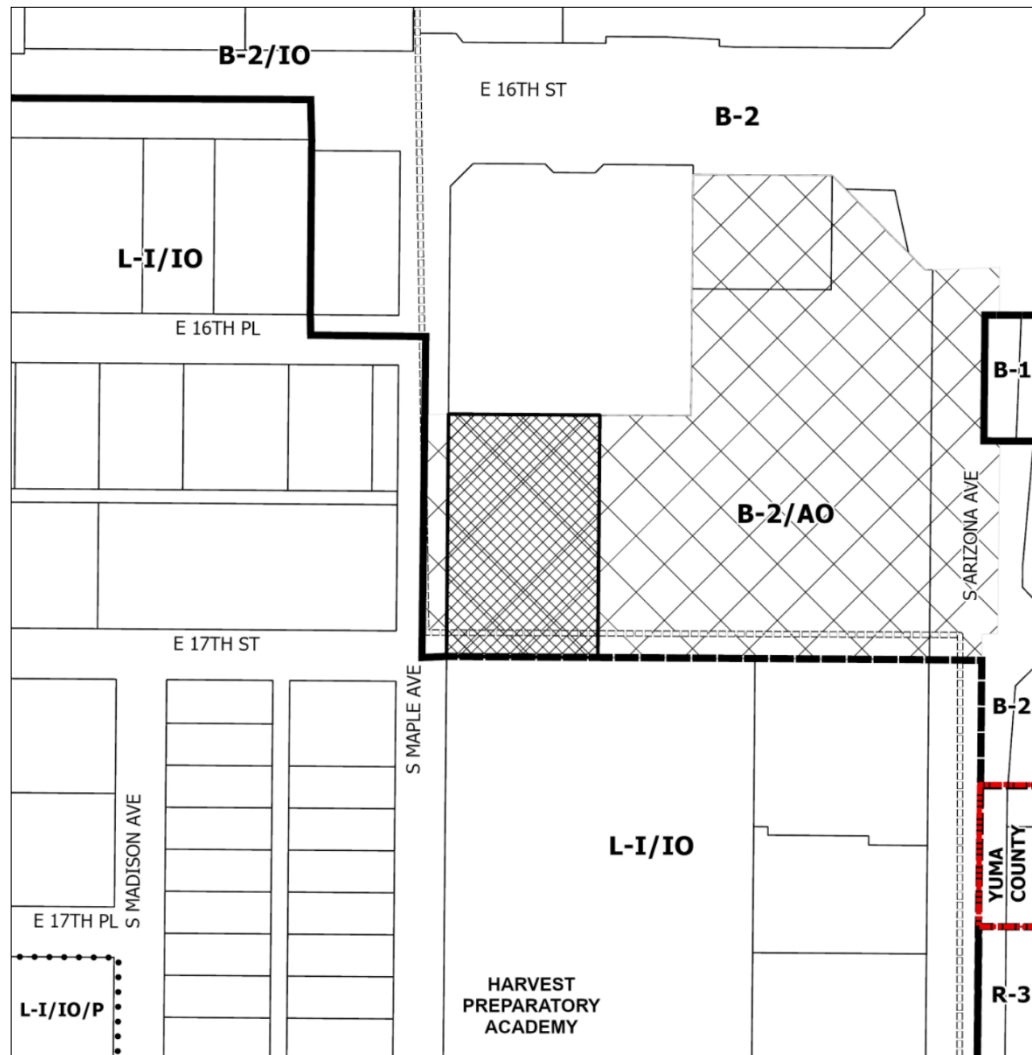
**Case Number:** DHRC-41305-2023

**Project**

**Description/Location:**

This is a request by Innov-R LLC, on behalf of Yuma Safe Storage LLC, for aesthetic review of the exterior appearance of a new self-storage facility, located at the northeast corner of 17<sup>th</sup> Street and Maple Avenue, in the General Commercial/Aesthetic Overlay (B-2/AO) District.

**Location Map:**



**Location Specific Information:**

Aesthetic Overlay:	YES
Historic District:	N/A
Parcel Number:	665-36-076
Historic Listing Status:	N/A
Address:	N/A
Property Owner:	Yuma Safe Storage LLC
Property Owner's Agent	Innov-R LLC
Zoning of the Site:	B-2/AO
Existing Land Use(s) on the Site:	Vacant
Surrounding Zoning and Land Uses:	
○ North:	B-2; Wendy's and Gas Station
○ South:	L-I/; Harvest Preparatory Academy
○ East:	B-2/AO; Budgetel Inn & Suites
○ West	B-2; Undeveloped
Related Actions or Cases:	PDM-22194-2018
Land Division Status:	Legal lot of record
Flood Plain Designation:	X

**Description of Proposed Project / Background / Use:**

The applicant states:

"Yuma Safe Storage is a three story building that will be located on Maple Avenue, south of 16<sup>th</sup> Street. The overall dimension is 150' by 238'. The new storage facility will provide units in the following sizes: 5x10, 10x10, 10x15, 10x20, and 10x30.

"The position of the building will create a visual barrier between the parking lot and the street close to it. The building will become a visual landmark from 16<sup>th</sup> Street and Maple Avenue.

"No equipment will be roof mounted. All condenser units will be located on the east side of the property at floor level. They will not be visible from either Maple Avenue nor 16<sup>th</sup> Street.

"The building will be surrounded of metal paneling in its entirety. The orange/copper metal paneling selected for this project is the dominant color of the U-Haul franchise. In addition, the colors represent Arizona, also known as the copper state and our horizon sky mainly dominated by warm hues of orange, copper and tans."

**Staff Analysis:**

The applicant is proposing a new 443-unit self-storage facility. The subject property is approximately 1.2 acres in size and is currently undeveloped.

Properties located within the Aesthetic Overlay (AO) District are subject to the review of the Design and Historic Review Commission. The Design and Historic Review Commission reviews design elements including the site layout, signage, roofing, building materials, and landscaping.

The purpose of the Aesthetic Overlay District is to enhance the community's image and attractiveness through creation of visually pleasing and inviting entrances to the City as

well as providing community focal points or areas where the design of the physical improvements and landscape enhances the community's appearance.

The proposal was reviewed with the Aesthetic Overlay District Design Guidelines. As seen on the provided elevations, the proposed building has a number of depth, color, and height changes along the four visible elevations. As identified in Attachment D, the applicant is proposing Visionline F-series panels, R-Panels for the building, and wave accent panels. The proposed panels add architectural style to the new self-storage facility.

Upon application for building permits for this project, City staff will review to ensure the construction plans match the plans submitted and approved as shown in this report and its attachments. Any substantial modifications or deviations will need additional review and approval from the DHRC prior to approval of the construction plans and/or the final inspection.

### **Lighting, Signage & Landscaping**

The parking lot lighting will need to meet the minimum parking surface lighting requirement (one maintained footcandle) in the Aesthetic Overlay. Additionally, light fixtures will need to be shielded to direct lighting away from neighboring properties.

Because the property is located within the General Commercial (B-2) District, a variety of sign types and sizes are permitted. The proposed illuminated wall-mounted signage will complement the proposed architecture of the buildings, featuring similar design textures and building colors.

According to the Aesthetic Overlay Design Guidelines, landscaping should be used to define areas by helping to focus on entrances to buildings, parking lots, loading areas, providing a transition between neighboring properties, and provide screening for outdoor storage, loading and equipment areas. Staff will ensure the proposed landscaped areas within the building plans meet the requirements set forth in the design guidelines.

#### **Staff**

#### **Recommendation:**

Staff recommends **APPROVAL** of the request for aesthetic review of the exterior appearance of a new self-storage facility, located at the northeast corner of 17<sup>th</sup> Street and Maple Avenue, in the General Commercial/Aesthetic Overlay (B-2/AO) District, subject to the conditions outlined in Attachment A.

#### **Suggested Motion:**

Move to **APPROVE** DHRC-41305-2023 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

#### **Effect of the Approval:**

By approving the request, the Design and Historic Review Commission is authorizing the request by Innov-R LLC, on behalf of Yuma Safe Storage, LLC, for aesthetic review of the exterior appearance of a new self-storage facility, to be located at the northeast corner of 17<sup>th</sup> Street and Maple Avenue, subject to the conditions outlined in Attachment A, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

**Proposed conditions delivered to applicant on:** May 1, 2023

**Final staff report delivered to applicant on:** May 2, 2023

☒ Applicant agreed with all of the conditions of approval on: May 1, 2023

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Attachments:

- A. Conditions of Approval
- B. Site Plan
- C. Elevations
- D. Colors and Building Materials
- E. Proposed Signage
- F. Aerial Photo

**Prepared By:** *Amelia Domby*

**Date:** May 1, 2023

Amelia Domby  
Senior Planner

[Amelia.Domby@yumaaz.gov](mailto:Amelia.Domby@yumaaz.gov) (928)373-5000, x3034

**Reviewed By:** *Robert M. Blevins*

**Date:** 05/01/23

Robert Blevins  
Principal Planner

**Approved By:** *Jennifer L. Albers*

**Date:** 5/2/23

Jennifer Albers  
Assistant Director, Planning and Neighborhood Services

**ATTACHMENT A**  
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

**Department of Planning and Neighborhood Services Comments: Jennifer Albers, Assistant Director (928) 373-5000, x 3037:**

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

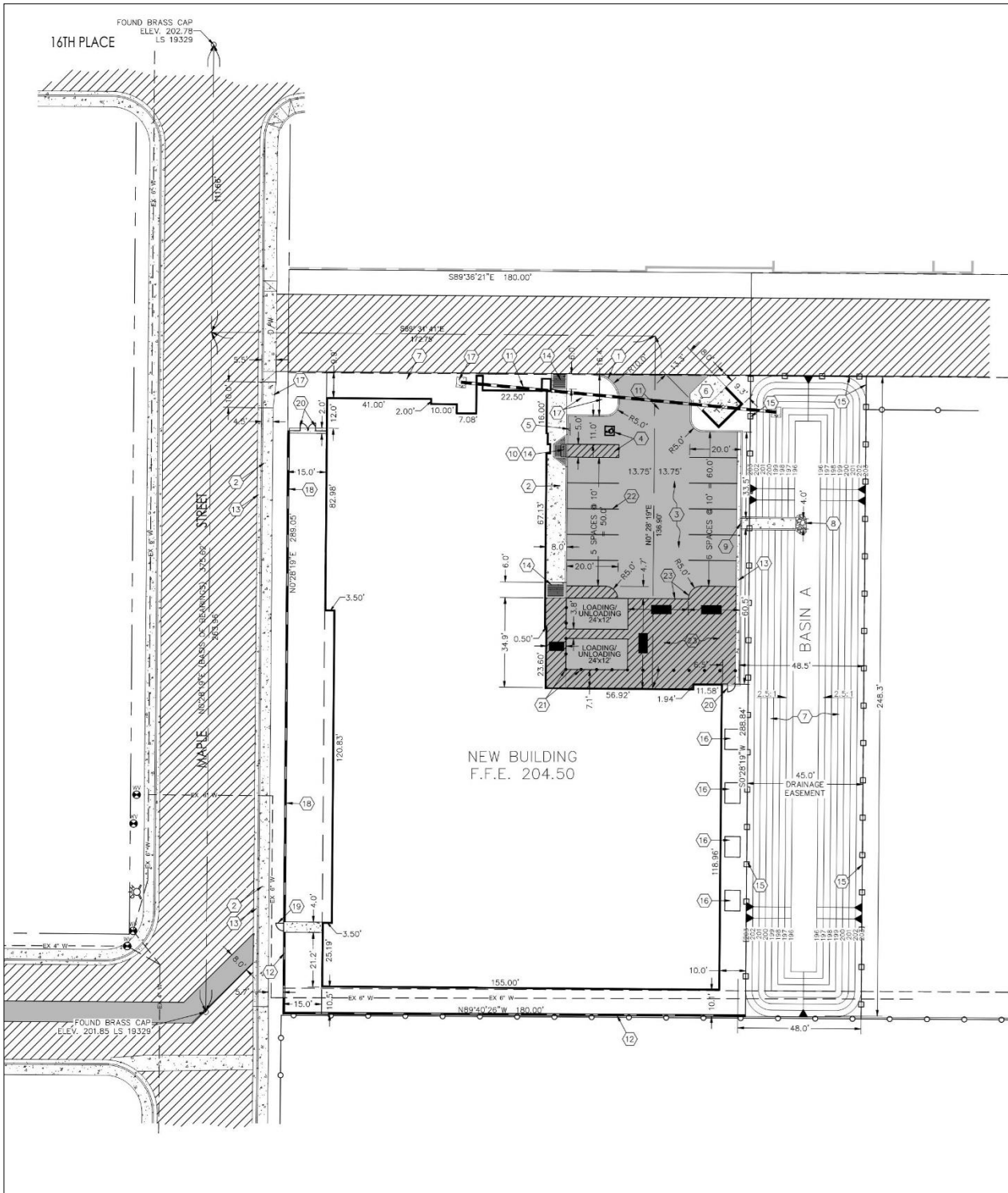
**Community Planning, Amelia Domby, Senior Planner, (928) 373-5000 x 3034**

3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

**Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.**

# ATTACHMENT B

## Site Plan



**ATTACHMENT C**  
Elevations



**North-West Elevation (Maple Avenue)**



**East Elevation**



**South Elevation**

**ATTACHMENT D**  
Colors and Building Materials



- McElroy R-Panel Vertically Placed, Color Regal White.
- Wave Panels, Horizontally Placed, Color Ash Gray.
- McElroy Visionline F-Series, Horizontally Placed, Terra Cotta, Copper Penny Metallic & Ash Gray.
- Roof will be McElroy Maxima, Color Regal White.

**Visionline F-Series**  
Multi-colored panels



**R-Panel**  
Overall Building



**Wave Panel**  
Accent Panel



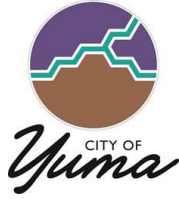


**ATTACHMENT E**  
Proposed Signage



**ATTACHMENT F**  
Aerial Photo





**STAFF MEMO**  
**TO THE DESIGN AND HISTORIC REVIEW COMMISSION**  
**ADMINISTRATIVE REVIEW CASE #: DHRC-40893-2022**  
**DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES**  
COMMUNITY PLANNING  
CASE PLANNER: AMELIA DOMBY

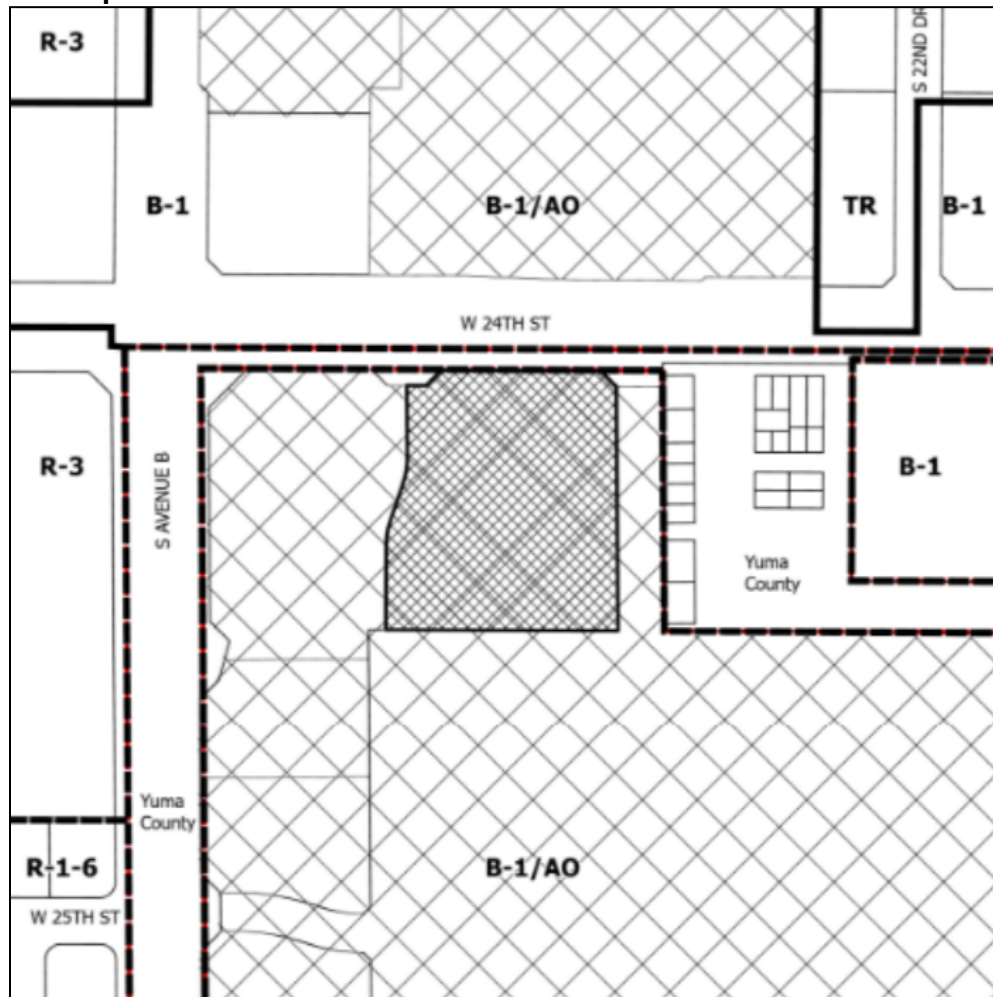
**Hearing Date:** May 10, 2023

**Case Number:** DHRC-40893-2022

**Project**  
**Description/**  
**Location:**

This is a request by Signmasters, LLC, on behalf of WMG-CCI Norwalk LLC, to install new sign cabinets to an existing monument sign, for the property located at 2383 W. 24<sup>th</sup> Street, in the Limited Commercial/Aesthetic Overlay (B-1/AO) Zoning District.

**Location Map:**



**Location Specific Information:**

Historic District:	Brinley Avenue		Century Heights		Main Street		None	X
Individually Listed Historic Buildings on- site:	Yes		No		X			
Aesthetic Overlay:	Yes		X	No				
Parcel Number:	694-05-022							
Address:	2383 W. 24 <sup>th</sup> Street							
Property Owner:	WMG-CCI Norwalk, LLC							
Property Owner's Agent:	Signmasters, LLC							
	Existing Zoning				Existing Land Use			
Site	B-1/AO				Yuma Marketplace			
North	B-1/AO				Albertsons			
South	B-1/AO				Wal-Mart			
East	Yuma County				Medical Offices			
West	B-1/AO				Walgreen's			
Prior Related Actions or Cases:	DR2006-001, 012, 017, 021; DR2007-002, 003, 006 and 021; DHRC-1875-2012; DHRC-38138-2022; DHRC-39089-2022							
Land Division Status:	Parcel is a legal lot of record.							
Flood Plain Designation:	Zone X							

**Does the proposed request meet the criteria of §154-02.04(E) or §154-14.01(H) of the Yuma City Code?**

A) Is this property individually listed on the National Register of Historic Places?

☐ Yes☒ No

Explain/Describe/ Discuss:	This property is not individually listed on the National Register of Historic Places. The property is located within the Aesthetic Overlay.
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B) Is this request considered to be an administrative request, defined as:

- (a) In-kind replacement of existing wood or asphalt shingles
- (b) Patching or resurfacing an existing flat roof
- (c) Slight color palette changes or reapplication of applied paint or stain
- (d) Replacement of electric service panel and associated screening
- (e) Replacement of an HVAC unit and associated screening
- (f) Exterior wall or fencing alterations
- (g) Insignificant signage color or material changes

*(Associated visual documentation of alterations must be submitted by applicant)*☒ Yes☐ No

Explain/Describe/ Discuss:	This is an addition of two cabinets on an existing monument sign. Plans reviewed with PPR-78233-2022.
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C) The approval of the proposed aesthetic alteration is consistent with the preservation, maintenance, and character of the zoning district or overlay. The proposal meets the criteria for improvements in the Aesthetic Overlay/ Historic District.

Is this statement correct for this application?

☒ Yes

☐ No

Explain/Describe/ Discuss:	The request matches the minor maintenance modifications found in the Yuma City Code Title 15, Chapter 154, Section 14.01(H)(2)(d).
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D) The approval of this aesthetic alteration will not have a detrimental effect on the structure or the district as a whole.

Is this statement correct for this application?

☒ Yes

☐ No

Explain/Describe/ Discuss:	This action is in keeping with the Aesthetic Overlay (AO) Standards and will not have a detrimental effect on the structure or the district as a whole. It is an addition to an existing monument sign.
----------------------------	---

**Staff Summation: Staff APPROVED the request for new sign cabinets on an existing monument sign on 12-21-22 in the AO District. This action does not have an adverse effect on the property, surrounding properties, or the district as a whole.**

**Proposed conditions delivered to applicant on:** N/A

**Final staff report delivered to applicant on:** N/A

☒ Applicant agreed with all of the conditions of approval on: N/A

<b>Attachments:</b>	
<b>A.</b>	New Sign Photo
<b>B.</b>	Site Plan

**Prepared By:** *Amelia Domby*

Amelia Domby  
Senior Planner

**Date:** May 2, 2023

[Amelia.Domby@yumaaz.gov](mailto:Amelia.Domby@yumaaz.gov) (928)373-5000, x3034

**Approved By:** *Robert M. Blevins*

Robert Blevins  
Principal Planner

**Date:** May 3, 2023

**ATTACHMENT A**  
New Sign Photo



# ATTACHMENT B Elevation





## ATTACHMENT B

### Site Plan

